

DEADWOOD HISTORIC PRESERVATION COMMISSION

Tuesday, November 26, 2019 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of November 13, 2019 HPC Meeting Minutes
3. Operating Voucher Approval.
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. Grant Requests – **Exhibit A**
 - i. Karin Parham – 42 Lincoln – Siding Program
 - ii. Arlet Trehwella – 360 Williams – Elderly Resident Program
 - c. Grant Extensions – **Exhibit B**
 - i. Jo Roebuck-Pearson – 36 Lincoln – Wood Windows & Doors Program
 - ii. Kris & Melony Fenton – 27 Lincoln – Wood Windows & Doors Program
 - iii. Randy Westendorf - 23 ½ McKinley – Elderly Resident/Wood Windows & Doors Programs
 - iv. Jim & Susan Trucano – 124 Charles – Elderly Resident/Siding/Wood Windows & Doors Programs
 - v. Mary Baudhuin – 26 Water – Siding/Wood Windows & Doors Programs
 - vi. John Rodiack – 63 Taylor – Siding/Elderly Resident/Wood Windows & Doors Programs
 - d. Revolving Loan Program Voucher Approval
 - e. Revolving Loan Program – **Exhibit C**
 - i. Jody Ritz – 18 Pleasant – RLF Life Safety Loan Extension Request
 - ii. Bernie Reausaw – 336 Williams – Siding Loan Extension Request
5. Old or General Business
 - a. Main Street Initiative Update
 - b. South Dakota Governor’s Conference on Tourism – January 21-23, 2020 – **Exhibit D**
 - c. Not-For-Profit Grant Request – First Baptist Church – **Exhibit E**
 - d. Sherman Street Collection Update and Report – **Exhibit F**
 - e. Design Services for Trail System Wayfinding Signage – **Exhibit G**
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 190364 – Trevor Santochi – 10 Van Buren – Rear Stairway Repairs – **Exhibit H**
 - b. PA 190365 – William L. Glover – 14 Crescent – Replace Vinyl Siding – **Exhibit I**
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business

Adjournment -- **All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3^d Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, November 13, 2019 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of October 23, 2019 HPC Meeting Minutes
3. Operating Voucher Approval.
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. Grant Requests – **Exhibit A**
 - i. Charlie Struble – 61 Taylor– Wood Windows & Doors Program
 - ii. Gary E. Gorder – 4 Rodenhaus – Foundation Program
 - iii. Gary E. Gorder – 4 Rodenhaus – Siding Program
 - iv. Gary E. Gorder – 4 Rodenhaus – Elderly Resident Program
 - v. Gary E. Gorder – 4 Rodenhaus – Wood Windows and Doors Program
 - c. Revolving Loan Program Voucher Approval
 - d. Revolving Loan Program – **Exhibit B**
 - i. Robert Sjomeling – 416 Williams – Request to Forgive
 - ii. Eugene Hunter – 38 Van Buren – Request to Forgive
 - iii. Tracie Johnson – 41 Taylor – RLF Life Safety & Preservation Loan
5. Old or General Business
 - a. Main Street Initiative Update
 - b. Permission to hire M.S. Mail to print 2020 Calendar – **Exhibit C**
 - c. Acknowledge Payment to SD DOT for decorative light poles on 2016 Highway Project Walnut Street to Whistler Gulch – **Exhibit D**
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 190356 -- Rhon Underhill – 33 Taylor Avenue – Exterior Repairs -- **Exhibit E**
 - b. PA 190355 – Daniel Schaaf – 68 Lincoln – Construct New Garage – **Exhibit F**
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
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Adjournment -- **All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3rd Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, November 13, 2019

Present Historic Preservation Commission: Dale Berg, Lyman Toews, Beverly Posey, and Tony Williams

Absent: Willie Steinlicht, Robin Carmody and Tom Blair

Present City Commission:

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, NeighborWorks, Bonny Anfinson, Program Coordinator and Jessica McKeown, Finance Officer

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order Wednesday, November 13, 2019 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Approval of HPC Minutes:

October 23, 2019 Regular Meeting

It was moved by Mr. Toews and seconded by Ms. Posey to approve the HPC minutes of Wednesday, October 23, 2019. Aye – All. Motion Carried.

Voucher Approval:

It was moved by Mr. Toews and seconded by Mr. Williams to approve the HP Operating Account in the amount of \$238,332.24. Aye – All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Grant Funds

It was moved by Mr. Toews and seconded by Ms. Posey to approve HP Grant Fund disbursements in the amount of \$30,077.69 based on information as presented. Aye - All. Motion carried.

Grant Requests – Exhibit A

- i. Charlie Struble – 61 Taylor– Wood Windows & Doors Program
- ii. Gary E. Gorder – 4 Rodenhaus – Foundation Program
- iii. Gary E. Gorder – 4 Rodenhaus – Siding Program
- iv. Gary E. Gorder – 4 Rodenhaus – Elderly Resident Program
- v. Gary E. Gorder – 4 Rodenhaus – Wood Windows and Doors Program

It was moved by Mr. Toews and seconded by Ms. Posey to enter Charlie Struble, 61 Taylor, into the Wood Windows and Doors Program and Gary E. Gorder, 4 Rodenhaus, into the Foundation, Siding, Elderly Resident and Wood Windows and Doors Programs. Aye - All. Motion carried.

Revolving Loan Voucher Approval

It was moved by Ms. Posey and seconded by Mr. Toews to approve the Revolving Loan disbursements in the amount of \$13,608.22 based on information as presented. Aye - All. Motion carried.

Revolving Loan Program – Exhibit B

- i. Robert Sjomeling – 416 Williams – Request to Forgive
- ii. Eugene Hunter – 38 Van Buren – Request to Forgive
- iii. Tracie Johnson – 41 Taylor – RLF Life Safety & Preservation Loan

It was moved by Ms. Posey and seconded by Mr. Toews to approve the loan requests. Aye - All. Motion carried.

Old or General Business:

Main Street Initiative Update

Mr. Kuchenbecker reported the Promotion Committee will be holding the Big Whiskey event this weekend. They have sold sixty tickets. Ho Ho Ho Holiday Horseshoes will begin November 29 with 35 businesses participating. Outlaw Square Grand Opening is December 6. Former Governor Daugaard will be here along with Secretary of Tourism. Our current governor has been invited but we haven't heard anything yet. The first scheduled event is December 13 and 14 Khris Kringle Christmas Bazaar and Market.

Permission to hire M.S. Mail to print 2020 Calendar – Exhibit C

Mr. Kuchenbecker reported the Historic Preservation Office, in conjunction with the Neighborhood Blocks Clubs, has printed a community calendar for the residents of Deadwood since 2018. Staff is requesting permission to print the 2020 calendar and hire M.S. Mail to print and mail the calendar to Deadwood residents in the amount not to exceed \$2,850 with \$2,500 to come out of the Public Education line item and \$350 to come out of the Neighborhood Block

Club line items. ***It was moved by Mr. Toews and seconded by Ms. Posey to recommend to the City Commission to hire M.S. Mail to print and mail the 2020 Calendars in the amount not to exceed \$2,850 with \$2,500 to come out of the Public Education line item and \$350 to come out of the Neighborhood Block Club line items. Aye - All. Motion carried.***

Acknowledge Payment to SD DOT for decorative light poles on 2016 Highway Project Walnut Street to Whistler Gulch – Exhibit D

Ms. McKeown and Mr. Kuchenbecker informed the Commission during the Highway 85 Construction Project there was much discussion regarding extending the historic lights along Highway 85 which were outside of the original design of the construction project. After much discussion and deliberation during the latter half of 2015 and early 2016 the Historic Preservation Commission and City Commission approved extending the decorative lights from Walnut Street to Whistler Gulch. Original design elements only had cobra head style lighting.

During our annual City audit process it was discovered by the State Auditor that South Dakota Department of Transportation (SD DOT) had not billed the City for the final work on the highway project including these approved decorative lights. The SD DOT finally closed out this project and sent the City of Deadwood the final bill. Total amount due from Historic Preservation is \$596,425.45. Since this is not a budgeted line item in 2019 and there are no funds available in the current budget the finance office along with the auditor is recommending doing a budget supplement adjustment for the prior year. ***It was moved by Mr. Toews and seconded by Ms. Posey to recommend to the City Commission to do a budget supplement adjustment for the prior year in the amount of \$596,425.45. Aye - All. Motion carried.***

New Matters before the Deadwood Historic District Commission

PA 190356 – Rhon Underhill – 33 Taylor Avenue – Exterior Repairs Exhibit E

Mr. Kuchenbecker stated this building is a contributing resource in the Deadwood National Historic Landmark District. The applicant requests permission to repair roof and install cyanide lids. Replace siding with wood siding, repair/replace windows and install wood storms. Remove porch and reconstruct to look like original. Install new fence. Restore garage on back of building. Repair foundation on south side. Install gutters.

Unfortunately, this historic resource has deteriorated drastically over the past few years. Previous owners have not maintained the property and let it go back to the financial institution. Mr. Underhill is in the process of purchasing the resource and plans to address the deficiencies of the resource next spring. As new owner, he plans to utilize the Historic Preservation programs and rehabilitate the building. The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the character of the building or the historic character of the State and National Historic Register Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews and Ms. Posey based upon all the evidence presented, I find this project does not encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval. Aye - All. Motion carried.***

PA 190355 – Daniel Schaaf – 68 Lincoln – Construct New Garage – Exhibit F

Mr. Kuchenbecker stated due to new construction, this building can not contribute to the Historic Landmark District. Applicant requests permission to add a new 16' x 20' garage to be placed off the northwest corner of the existing structure. Part of the new garage (2 walls) will act as retaining walls. The exterior will match as close as possible to the existing structure. The siding of the garage will be bored and batten with a stone veneer.

Staff has conducted a site visit to review the proposed work. This resource is a non-traditional building constructed in 2011. It is staff's opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the character of the building or the historic character of the State and National Historic Register Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews and Mr. Williams based upon all the evidence presented, I find this project does not encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval. Aye - All. Motion carried.***

Items from Citizens not on Agenda

Staff Report (*items will be considered but no action will be taken at this time.*)

Mr. Kuchenbecker stated they are working on the punch list for Outlaw Square. They are moving in furniture and the turf is going in this week. The ice is reportedly in Chicago and will be here next week for installation. Holiday Decorations are being purchased for the Square and the Neighborhood Block Clubs will be contributing funds for the decorations. Starting Monday the History and Information exhibits will be installed. Archeology is taking place at Tin Lizzy. There is concern regarding the ways and means of the project. They are not controlling the run off. They have found a boiler box, 1903 ½ dollar and Chinese coins and an artillery button. The trench is about 5 ½ feet down and they need to widen the trench. They will dig until they have no more artifacts.

Committee Reports

Ms. Posey reported she went to 3 Shine and met Carolyn White, Ron Walder and Leatha Satterly. There is a pigeon issue in the building.

Mr. Toews stated the Design Committee is working on the Dairy Queen vacant window. They are doing a best window display contest. There will be ghost murals at 638 and 658 Main with the Grain Belt Beer and White Owl Cigar murals. They are working on pedestrian signs at Whitewood Creek and Sherman Street parking lot with archway signs. Working on trail signs and Kevin is trying to negotiate with BDT signs. Working with BLM, Forest Service and County for Urban Trails and Walking Trails. A committee of Mike Johnson, Jeremy Russell, Darrell Nelson and Kevin Kuchenbecker will be working on Bronze Statues. Cig receptacles Mr. Kuchenbecker had purchased a couple to look at he is checking to see if we can have them manufactured here for a lower price. Ms. Posey has removed poles across the creek from the Welcome Center. The Main Street Initiative Committee has voted to possibly negotiate the purchase of the Lamar billboard across the street from Mineral Palace. They will not be a Design Committee meeting in December.

Mr. Williams stated there are several different light and heavy artillery leads. They are from Mississippi or New York. On the back side it should be engraved which should tell you where it has come from. Most likely Civil War.

Chair Berg read a thank you from the West River History Conference.

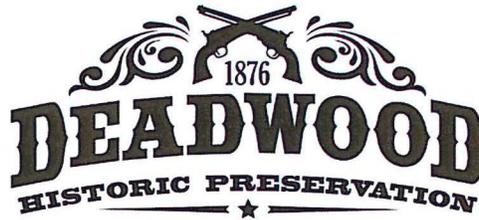
Other Business

The Historic Preservation Commission Meeting adjourned at 5:55 p.m.

ATTEST:

Chairman, Historic Preservation Commission
Bonny Anfinson, Historic Preservation Office/Recording Secretary

EXHIBIT A

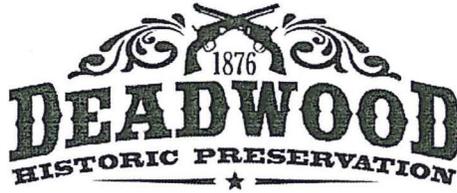


MEMORANDUM

Date: November 22, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Applications

The following Historic Preservation Program applications were received by this office. Staff's recommendation follows the program request.

- Karin Parham – 42 Lincoln – Siding Program
Staff has conducted a site visit and has determined the proposed project meets the criteria for the Siding Program. Staff will coordinate with the applicant during the proposed project.
- Arlet Trewhella – 360 Williams –Elderly Resident Program
The applicant and proposed project meets the criteria for the Elderly Resident Program. The applicant will be replacing the furnace. Staff will coordinate with the applicant during the proposed project.



Siding Program Application

Please read the attached Policy Guidelines and provide the requested information.

1. Address of Property:

42 Lincoln Ave

2. Applicant's name & mailing address:

Karin Parham

42 Lincoln Ave

Deadwood, S.D 57732

Telephone: (605) 641-8793

E-mail _____

3. Applying for: Grant or Loan

Requested Grant or Loan Amount:

\$ 10,000

Estimated Total Cost for Entire Project:

\$ _____

For Office Use Only:

Owner Occupied

Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: ___/___/___ Initials: _____

Assessed Valuation \$ _____

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

5. Certification

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant or a loan as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the loan or grant included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contractors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

I acknowledge the Deadwood Historic Preservation Commission is merely granting or loaning funds in connection with the work or project and neither the Historic Preservation Commission nor the City of Deadwood is or will be responsible for satisfactory performance of the work or payment for the same beyond the grant or loan approval by the Historic Preservation Commission. I acknowledge I am solely responsible for selecting any contractors hired in connection with the project and in requiring satisfactory performance by such contractor. I agree to indemnify and hold harmless the Deadwood Historic Preservation Commission and the City of Deadwood against losses, costs, damages, expenses and liabilities of any nature directly or indirectly resulting from or arising out of or relating to the Deadwood Historic Preservation Commission's acceptance, consideration, approval, or disapproval of this application and the issuance or non-issuance or a grant or loan.

Applicant's signature: Karin Parham

Date submitted: 11/8/2019

Owner's signature: _____

Date submitted: ___/___/___

Please return the completed application along with the Project Approval OR Certificate of Appropriateness to:

City of Deadwood
Planning, Zoning & Historic Preservation
108 Sherman Street
Deadwood, SD 57732
605-578-2082



Elderly Residents Program Application

Please read the attached Policy Guidelines and provide the requested information.

1. Address of Property:

360 Williams St.

Requested Grant Amount:

\$? waiting on estimate

2. Applicant/Owner name & mailing address:

~~360~~ Arlet Trewhella
360 Williams St.
Deadwood, S.D. 57732

Estimated Total Cost for Entire Project:

\$? waiting on estimate

Telephone: (605) 641-3078

3. Applying for: Grant or Loan

What year were you born? 11-16-1954

E-mail morganh@mideo.net

For Office Use Only:

Owner Occupied

Verified through the Lawrence County Office of Equalization

Date: ___/___/___ Initials: ___

Assessed Valuation \$ _____

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

5. Certification

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the grant included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contractors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

I acknowledge the Deadwood Historic Preservation Commission is merely granting funds in connection with the work or project and neither the Historic Preservation Commission nor the City of Deadwood is or will be responsible for satisfactory performance of the work or payment for the same beyond the grant approval by the Historic Preservation Commission. I acknowledge I am solely responsible for selecting any contractors hired in connection with the project and in requiring satisfactory performance by such contractor. I agree to indemnify and hold harmless the Deadwood Historic Preservation Commission and the City of Deadwood against losses, costs, damages, expenses and liabilities of any nature directly or indirectly resulting from or arising out of or relating to the Deadwood Historic Preservation Commission's acceptance, consideration, approval, or disapproval of this application and the issuance or non-issuance of a grant.

Applicant's signature: Arlet Trewhella

Date submitted: 11/18/2019

Owner's signature: Arlet Trewhella

Date submitted: 11/18/2019

Please return the completed application along with the Project Approval OR Certificate of Appropriateness to:

City of Deadwood
Planning, Zoning & Historic Preservation
108 Sherman Street
Deadwood, SD 57732
605-578-2082

Revised 9/27/17



High-Jech Mechanical, Inc.
Heating/Cooling Systems

5629 Bob Lane • Black Hawk, SD • 57718
605-341-4687 • F 605-341-1205

Proposal Agreement

Addendum to Proposal #

Customer Name Arlet Trehwella Date 11/18/19 Work Order

Address 360 Williams St

City Deadwood State SD ZIP 57732

Home Phone 605-641-3078 Cell Phone Email

We hereby propose to complete as specified the following:

Change Out Horizontal Furnace

Installing Amana single stage 100,000 BTU/H 80% AFUE
Furnace with ECM motor (Model: AMEC80100.5C)

Including all materials to install, equipment, parts & labor plus
Full 12 months parts & labor guarantee

Note: Amana features 10 yrs parts and lifetime heat exchanger
limited warranties.

Installed Pricing	\$ 3,416.83
	+ 69.74 tax
Total	\$ 3,486.57

Thank You!

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EXHIBIT B

OFFICE OF
PLANNING, ZONING AND HISTORIC
PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



"The Historic City of the Black Hills"

Kevin Kuchenbecker
Historic Preservation Officer
Telephone (605) 578-2082

MEMORANDUM

Date: November 22, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Grant Extensions

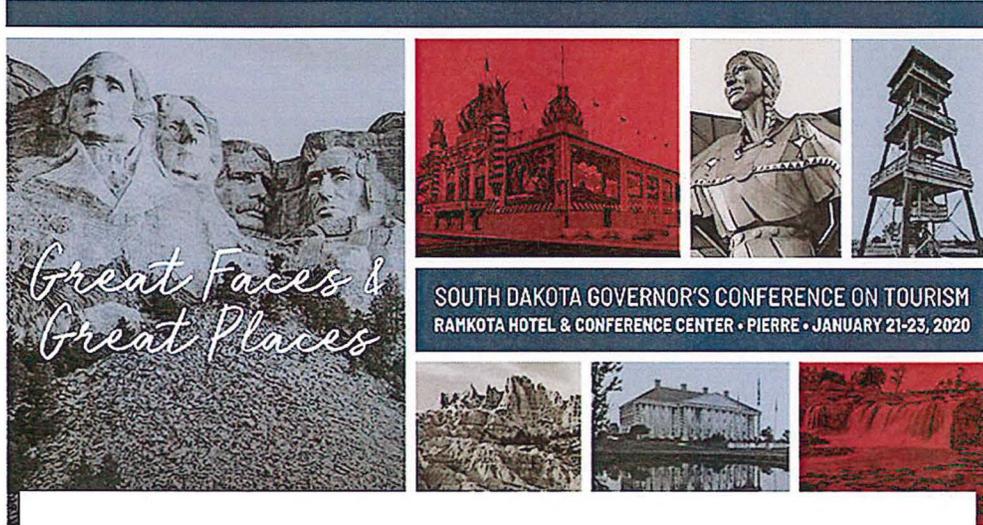
The following Historic Preservation Program applicants are requesting an extension of their Grant. Staff's recommendation follows for the extension requests.

- Jo Roebuck-Pearson36 Lincoln Windows & Doors Program
The grant expires on 11/20/19. The applicant has been working on windows and has more to complete. Staff recommends extending the grant for an additional six months which will expire on 05/20/2020.
- Kris & Melony Fenton27 Lincoln Windows & Doors Programs
The grants expire on 11/20/19. The applicant has ordered storm windows and will be painting them this winter before putting them up in the spring. Staff recommends extending the grant for an additional six months which will expire on 05/20/2020.
- Randy Westendorf23 ½ McKinley..... Elderly/Windows & Doors Programs
The grants expire on 11/15/19. The applicant is in the middle of his project. The stucco has been removed, the roof is being replaced, and new windows will be going in along with siding. Staff recommends extending the grant for an additional six months which will expire on 05/15/2020.
- Jim & Susan Trucano 124 Charles Elderly/Siding/Windows & Doors Programs
The grants expire on 11/15/19. The applicant is almost done with the project and is requesting the extension because it will not be completed during the winter months. Staff recommends extending the grant for an additional six months which will expire on 05/15/2020.
- Mary Baudhuin 26 Water St.Siding/Wood Windows & Doors Programs
The grants expire on 11/09/2019. The applicant has a contractor hired and five of the nine windows have been replaced. Once the windows and done the siding will be installed. Staff recommends extending the grant for an additional six months which will expire on 05/09/2020.
- John Rodiack 63 TaylorSiding/Elder/Windows & Doors Programs
The grants expire on 11/07/19. The applicant has completed the foundation work and still has a lot to complete. Staff recommends extending the grant for an additional six months which will expire on 05/07/2020.

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EXHIBIT D

Governor's Conference on Tourism



It's time to get things rolling for the 2020 Tourism Conference!
Registration and other details will be posted this fall at
SouthDakotaTourismConference.com.

Until then, mark your calendars for January 21-23.
Beat the rush by making your lodging reservations and
securing a sponsorship or exhibitor space today

SPONSORSHIPS

The annual South Dakota Governor's Conference on Tourism is not possible without the generous support of our sponsors and exhibitors. You can be an important part of this year's conference! There are several sponsorship options available (Platinum, Gold, Granite, Copper and Quartz) as well as a limited number of exhibitor booth spaces. If you didn't receive **sponsorship information** in the mail, it is also available on SDVisit.com.

LODGING

AmericInn by Wyndham
312 Island Drive, Fort Pierre
800-634-3444 (reservations) or 605-223-2358

Baymont by Wyndham
713 W Sioux Avenue, Pierre
866-457-0088 or 605-224-4140

ClubHouse Hotel & Suites
808 W Sioux Avenue, Pierre
800-258-2466 (reservations) or 605-494-2582

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Days Inn by Wyndham

520 W Sioux Avenue, Pierre
800-225-3297 (reservations) or 605-224-0411

Eagle's View B&B

710 Verendrye Drive, Fort Pierre
605-224-4053

Econo Lodge Hotel & Conference Center

110 E Sioux Avenue, Pierre
605-224-5951

Fort Pierre Motel

211 S First Street, Highway 83 S, Fort Pierre
800-286-0895 or 605-223-3111

Governor's Inn

700 W Sioux Avenue, Pierre
877-523-0080 or 605-224-4200

Hitching Horse Inn B&B

635 N Euclid Avenue, Pierre
605-494-0550 or 605-280-4093

Holiday Inn Express & Suites

110 E Stanley Road, Fort Pierre
888-465-4329 or 605-223-9045

My Place Hotel

209 Hustan Avenue, Fort Pierre
855-200-5685 or 605-494-2090

Pierre Inn & Suites

205 W Pleasant Drive, Pierre
800-478-5981 (in-state) or 605-224-5981

Quality Inn

410 W Sioux Avenue, Pierre
605-224-0377 or 605-609-0325 (reservations)

Ramkota Hotel & Conference Center

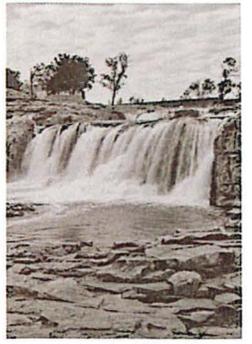
920 W Sioux Avenue, Pierre
605-224-6877

Super 8 by Wyndham

320 W Sioux Avenue, Pierre
800-800-8000 (reservations) or 605-206-3072

FOR INFORMATION

For more information, contact **Natasha Bothun**, Strategic Partnerships & Events Manager, at Natasha.Bothun@TravelSouthDakota.com, or **Jacey Jessop**, Industry Outreach & Development Representative, at Jacey.Jessop@TravelSouthDakota.com, or 605-773-7584.



• SCHEDULE AT A GLANCE •

TUESDAY, JANUARY 21 • PRE-CONFERENCE EVENTS

10:00 A.M.-11:30 A.M. VIA Meeting	1:00-7:00 P.M. Registration	1:30-3:00 P.M. Tourism Day at the Capitol	5:00-6:30 P.M. Opening Reception Thanking our Legislators	Dinner on Your Own/ Open Evening
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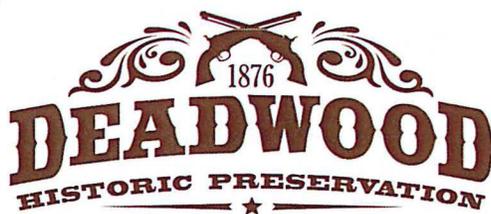
WEDNESDAY, JANUARY 22

6:30 A.M.	
7:00 A.M.	
7:30 A.M.	6:30-8:30 Breakfast
8:00 A.M.	
8:30 A.M.	
9:00 A.M.	8:45-9:00 Welcome 9:00-10:30 General Session - Anirban Basu
9:30 A.M.	
10:00 A.M.	
10:30 A.M.	10:30-11:00 Networking Break with Exhibitors
11:00 A.M.	
11:30 A.M.	11:00-12:00 Concurrent Breakout Sessions
NOON	
12:30 P.M.	
1:00 P.M.	12:15-1:30 Tourism Briefing Luncheon - Jim Hagen
1:30 P.M.	
2:00 P.M.	1:45-3:00 Industry Sidebars
2:30 P.M.	
3:00 P.M.	3:00-3:30 Networking Break with Exhibitors
3:30 P.M.	
4:00 P.M.	3:30-5:00 General Session - Steve Gross
4:30 P.M.	
5:00 P.M.	
5:30 P.M.	
6:00 P.M.	
6:30 P.M.	
7:00 P.M.	
7:30 P.M.	7:00-10:00 Evening Event
10:00 P.M.	

THURSDAY, JANUARY 23

6:30 A.M.	
7:00 A.M.	
7:30 A.M.	6:30-8:30 Breakfast
8:00 A.M.	
8:30 A.M.	
9:00 A.M.	9:00-10:30 General Session - Brand USA
9:30 A.M.	
10:00 A.M.	
10:30 A.M.	10:30-10:50 Networking Break with Exhibitors
11:00 A.M.	
11:30 A.M.	10:50-11:50 Concurrent Breakout Sessions
NOON	
12:30 P.M.	
1:00 P.M.	12:00-1:15 Luncheon - US Travel Association
1:30 P.M.	
2:00 P.M.	1:45-2:45 Concurrent Breakout Sessions
2:30 P.M.	
3:00 P.M.	2:45-3:15 Networking Break with Exhibitors
3:30 P.M.	
4:00 P.M.	3:15-4:15 Concurrent Breakout Sessions
4:30 P.M.	
5:00 P.M.	
5:30 P.M.	
6:00 P.M.	5:30-6:30 Social
6:30 P.M.	
7:00 P.M.	
7:30 P.M.	7:00-10:00 Awards Gala
10:00 P.M.	

EXHIBIT E



MEMORANDUM

Date: November 22, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Deadwood Not-For-Profit Grant Request

The Historic Preservation Commission has received a Not-For-Profit Grant request from the First Baptist Church to repair and rehabilitate the stucco veneer on the exterior of the structure. In some areas the foundation is being exposed to the elements which is creating an emergency issue.

Per the Deadwood Not-For-Profit Grant Policy Guidelines, qualified organizations may be eligible for a grant up to \$50,000 in a five year period. Since 2016 the First Baptist Church has been granted \$49,703 in funds. In 2016 they received \$36,923.00 for roof and cornice repairs and in 2017 they received \$12,780.00 for restoration and repair of six stained glass windows.

The Projects Committee met and conducted a site visit of the church and upon review concurs these repairs are in dire need to be completed before any more damage occurs to the foundation. The Committee recommends to the Historic Preservation Commission to approve the Not-for-Profit grant to the First Baptist Church in the amount of \$20,000 for the emergency repair to the stucco veneer.

RECOMMENDATION: *Recommend to the City Commission to approve the Emergency Not-For-Profit grant to the First Baptist Church in the amount of \$20,000 for repairs to the stucco veneer.*

APPLICATION # _____

DEADWOOD HISTORIC PRESERVATION COMMISSION

DEADWOOD NOT-FOR-PROFIT GRANT PROGRAM FOR
SITES NOT ELIGIBLE FOR STATE PROPERTY TAX MORATORIUM

Application

The Deadwood Historic Preservation Commission reviews all applications. Please read the attached Policy Guidelines and provide the requested information below.

1. Property Address:

110 SHERMAN ST. DEADWOOD S.D. 57732
Street City State Zip

2. Applicant Details:

TODAY'S DATE: 11/13/19

1ST BAPTIST CHURCH (605) - 578 - 3660
Name Daytime Telephone E-mail Address
OR 578 - 1943
Street City State Zip

3. Owner of Property**:

**NOTE: Applicant must own/retain property;

OR

Applicant must be leasing or renting the property and have written permission from the owner to conduct the work;

OR

Applicant must have a firm written commitment with the owner to purchase the property.

(Complete 'Owner of Property' only if different from that of applicant)

AL SATTERLEE (BOARD MEMBER) 605-578-1943
Name Daytime Telephone E-mail Address

20835 ECHO MT. PLACE DEADWOOD S.D. 57732
Street City State Zip

**GRANT FUND –
SITE NOT ELIGIBLE FOR STATE TAX MORATORIUM**

1. Property Address

110 SHERMAN ST. DWD
 Street City State Zip

2. Description of work to be performed as part of this project:

REPLACE THE CONCRETE VERNIER OR SKIM COAT WITH A SENERGY PRODUCT ON THE EXPOSED FOUNDATION WALL AS INDICATED BY THE ARROWS IN PHOTO # 1

3. Project budget – itemized and showing disbursement of funding

Description (i.e. roof)	Grant	Total
VANCE AT ANCESTOR	\$ _____	\$ _____
CONCRETE & MASONARY	\$ _____	\$ _____
LLC HAS MADE A	\$ _____	\$ _____
VERBAL BID OF	\$ _____	\$ _____
\$9000.00	\$ _____	\$ _____
	\$ _____	\$ _____
Total:	\$ _____	\$ _____

4. Total Project Cost: \$ 24,500 Grant Amount: \$ 20,000

Church pictures

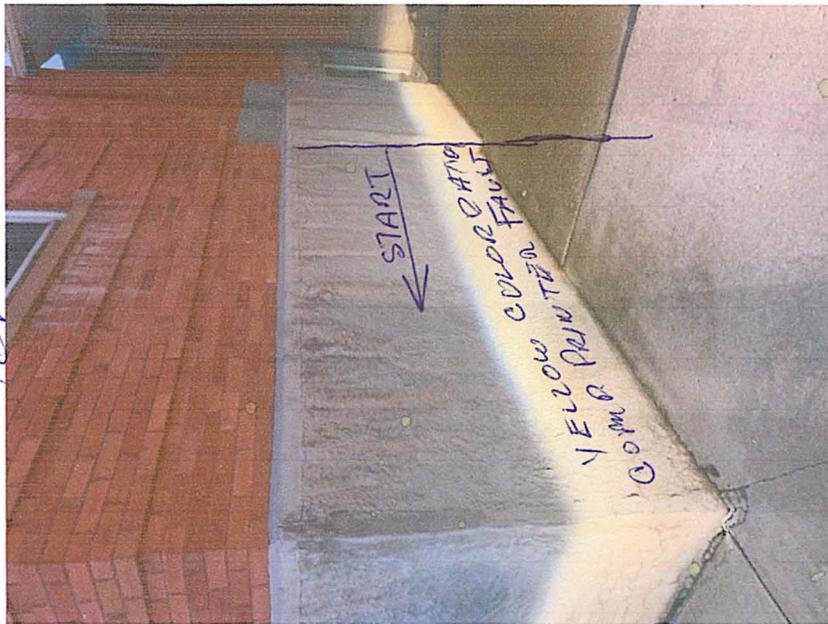
Patrick McBride <pmcb41@yahoo.com>

Wed 11/13/2019 6:41 PM

To: Leatha Satterlee <bstgrami@msn.com>

PHOTO # 1

TOP



Sherman St View

TOP



TO THIS CORNER
NEAR THE MAIL BOX

Parking lot view

TOP



TOP



Parking lot view

11/13/2019

Mail - Leatha Satterlee - Outlook



Ancestor Concrete & Masonry LLC

PO Box 762
Belle Fourche, SD 57717
Vance Heidegger • (605) 569-2657

PROPOSAL AND ACCEPTANCE

3234

PROPOSAL SUBMITTED TO <i>First Baptist Church</i>		PHONE <i>578-1943</i>	DATE <i>11-19-19</i>
STREET <i>Shermirest</i>		JOB NAME <i>SAME AS SATURDAY</i>	
CITY, STATE AND ZIP CODE <i>Deadwood SD</i>		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for: *Repair & Resurface of Existing Skim coat.*

- ① Repair of all sides of Church South, North, East, West
- ② Cut out all broken stucco.
- ③ pre fill with spec Chem non shrink.
- ④ Grind Existing stucco for good bond.
- ⑤ New base coat Synergy EFIS System
- ⑥ Inlay 8 ounce mesh w/ base coat.
- ⑦ Install Color Top Finish Coat / owners to pick color?
- ⑧ New Caulk Sealants AT BASE
- ⑨ New Sealants AT All Door & window opening,

1250 sq TOTAL AREA

Owners to Coordinate with Contractor for Access during Construction. will need water AT site to work. also power 20 Amp Circuit

*please ADD 2% for SD Excise Tax
permit Fee 250.⁰⁰ - please ADD.*

We propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of:

40% due upon start of project dollars (\$ *24,500.⁰⁰*).

Payment to be made as follows:

Remaining balance due upon completion.

All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized

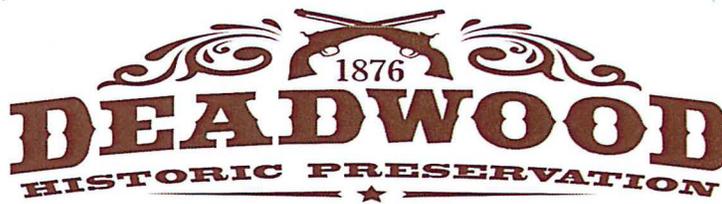
to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____

EXHIBIT F



MEMORANDUM

Date: November 22, 2019
To: Deadwood Historic Preservation Commission
From: Mike Runge, City Archivist
Re: Deadwood Sherman Street Collection Update and Report

The Deadwood Historic Preservation Office is requesting permission to hire the South Dakota Archaeological Research Center (SD-ARC) to catalog and compile a final report on the 12 cu. ft. of historic artifacts and 0.5 cu. ft. of leather shoes recovered during 2004 Sherman Street archaeological trenching project. As part of this project, SD-ARC in Rapid City, South Dakota will accomplish the following tasks:

- 1) Inventory collection and update digital catalog record with artifact diagnostics (80 hours)
- 2) Compile research materials and field records, including photographic documentation (40 hours)
- 3) Draft GIS report maps using historic images/maps and field data (40 hours)
- 4) Prepare project report (200 hours)
- 5) Upon approval of deliverables, transfer collection and associated records to the City of Deadwood

The expenditure for this project will come out of the annual HP Archaeology budget. A detailed breakdown of this proposed project and line items are attached to this memorandum.

RECOMMENDATION

Allow the Deadwood Historic Preservation Office permission to enter into a contact with South Dakota Archaeological Research Center (SD-ARC) to catalog and compile a final report on the artifacts recovered during 2004 Sherman Street archaeological trenching project. Funding for this project will come from the HP Archaeology budget.



Cost Proposal

Deadwood Sherman Street Collection Update and Report

11/13/2019, K. Lamie and D. Williams

Collection Summary: 12 cu. ft. of historic artifacts recovered during 2004 trenching, including complete bottles and 0.5 cu. ft. of leather shoes

Project Tasks:

Task 1) Inventory collection and update digital catalog record with artifact diagnostics (80 hours)

Task 2) Compile research materials and field records, including photographic documentation (40 hours)

Task 3) Draft GIS report maps using historic images/maps and field data (40 hours)

Task 4) Prepare project report (200 hours)

Task 5) Upon approval of deliverables, transfer collection and associated records to the City of Deadwood

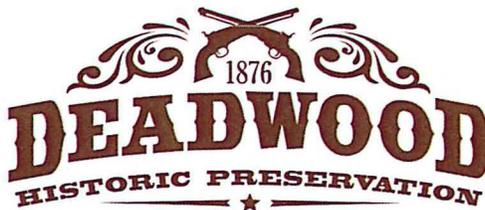
Total Staff Hours = 360

Actual FY2020 Contract Rate = \$60.62/hour

Project Cost = \$21823.20

Projected Deadline = December 31, 2020

EXHIBIT G



MEMORANDUM

Date: November 19, 2019
To: Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Design Services for Trail System Wayfinding Signage

The close proximity of the various walking trails throughout Deadwood provides residents and visitors the opportunity to explore all aspects of the City and surrounding area including numerous historical viewsheds and sites. To promote Deadwood as a “Walkable City” and encourage more usage, Historic Preservation staff would like to incorporate wayfinding signage to identify the trails, provide directional information, distances, city amenities, historic markers, etc.

Attached is a proposal from BDT Architects and Designers for design and consulting services for Trail System Wayfinding Signage in the amount of \$11,520.00. Mr. Ray Berberich with BDT is the designer on record for the archways and wayfinding systems installed over the past several years.

The Trail System Wayfinding Signage project is valuable to promote the walking trails to residents and visitors. The Historic Preservation staff recommends approval of the Trail System Wayfinding Signage. This will be a 2020 budgeted expenditure from the professional services line item.

Recommended Motion: *Move to approve the professional services for the Trail System Wayfinding Signage in the amount of \$11,520.00 with BDT Architects and Designers.*

November 14, 2019

VERSION 02

PROPOSAL/AGREEMENT

BETWEEN CLIENT AND ARCHITECT
FOR LIMITED PROFESSIONAL SERVICES

DESIGNER

BDTAID, Inc. (BDT)
417 Kansas City Street
Rapid City, SD 57701
Cell: 605.430.5170
Project Manager: Ray Berberich
rberberich@bdtaid.com

CLIENT

Kevin Kuchenbecker
Historic Preservation Office
108 Sherman Street
Deadwood, South Dakota 57732
Office: (605) 578-2082
kevin@cityofdeadwood.com

PROJECT

City of Deadwood Trail System Wayfinding Signage

Dear Kevin,

BDT Architects & Designers (Designer) would like to thank you for this opportunity to provide the City of Deadwood (Client) with this proposal for professional design and consulting services for Trail System Wayfinding Signage. The following proposal has been divided into four sections. The first section is a Project Summary that outlines our understanding of the project to date. Section two defines the Scope of Work. The third section describes the Scope of Basic Services. The fourth and final section defines Compensation followed by Terms and Conditions for the project.

SUMMARY

Below is a brief description of our understanding of the project to date based on our meeting on 10/23/2019 and knowledge gained on previous city projects.

The City of Deadwood is requesting a Trail Wayfinding Signage System to be designed to reinforce the message to locals and visitors that Deadwood is a "Walkable City". Currently there is eight different trails that weave through the City of Deadwood. These trails are:

- South Deadwood/Whitewood Creek Trail
- Mickelson Trail
- Powerhouse Park Trail
- Mount Moriah/Bullock/White Rocks Trail
- Homestake Trail
- Saint Ambrose Trail
- Historic Main Street Trail
- Days of 76 Loop

Along with the trails listed above there are new “proposed” trails being considered. At this time any proposed trails will not be considered part of this scope of work.

All existing trail signs are minimal or have been donated by various groups. The intent is to unify and establish design guidelines for all trail signage. An inventory of existing signage is required.

It is our understanding that there is a disconnect from one trail to the next. It was suggested that archways be created to identify each trail head. These archways would use 8” x 8” brown pressure treated wood posts supplied by Wheeler Lumber (local supplier). The “look” will relate to or be similar to the existing archways that bookend Historic Main Street. The use of “Fingerpost” signs was discussed. The intent is to complete all design work during the winter of 2019-2020 with implementation and installation in the spring of 2020. At this time no budget has been set for this effort.

The new wayfinding sign panels should include:

- Scrollwork that is found on existing directional signage
- Trail identification
- Directions to key destinations in Deadwood
- Directional signs to city amenities
- Graphic elements to show elevation change on each trail
- Graphic elements to indicate distances related to key destinations, amenities, trailheads and other trail related information.

SCOPE OF WORK

PHASE I - AUDIT and ANALYSIS

During the audit and analysis phase we shall:

- Create trail map based on background GIS map provided by the Client
- Begin to update base map as needed (new trails, pedestrian bridges, etc.)
- Perform an audit of each trail to evaluate and locate existing signage
- Begin to create preliminary signage location plan for new signs
- Begin to identify sign types
- Begin to identify terminology/nomenclature
- Record key distances to trailheads and key destinations
- Record elevation changes
- Identify amenities available
- Document findings

All information from Phase I shall be assembled and presented in an electronic PDF format for review and comment during a work-session with key personnel assigned to the project. Upon review and approval by the Client Phase I shall be complete.

PHASE II - DESIGN and DOCUMENTATION

During the design development and documentation phase we shall:

- Continue to update base map with any new information
- Define and finalize the sign types

- Develop drawings that shall be to-scale, color and illustrating two (2) or more views of each sign type with specific dimensions, color and
- Finalize the visual vocabulary, colors and materials based on existing signage
- Finalize project terminology/nomenclature
- Develop and finalize locations plans
- Develop and finalize message schedule

The Phase II documents are to express visual design intent and are not intended for actual fabrication purposes. All drawings and information shall be completed in such a manner as to allow a qualified and competent signage fabricator to accurately bid and produce engineered shop drawings for fabrication. All information shall be assembled and presented in a PDF format for review and comment. Final adjustments to the design package for the approved design shall be made based on the review of the Client. Any noted errors shall be corrected prior to distribution and bidding. Upon review and approval Phase III shall be complete.

PHASE III - FABRICATOR SELECTION / BIDDING *(Services provided on an as needed basis)*

Designer shall assist, coordinate and advise the Client on the selection of qualified signage fabricators. Regional fabricators shall be considered as the most likely candidates. However, it may be necessary to bid all or selected sign types out to fabricators outside the regional area to achieve the level of quality desired. In the event that shop visit(s) are required during this selection process to verify fabricator capabilities; all time, travel and project related expenses shall be invoiced as a reimbursable expense.

During bidding process the Designer shall assist the Client in administering the bidding process to qualified signage fabricators with the Client taking the lead role in the bidding process. Designer shall then assist the Client during negotiation with the selected fabricator. Upon the selection of a qualified fabricator Phase V shall be complete. In the event the project requires to be rebid, this work shall be considered as additional services upon approval of the Client.

PHASE IV - CONSTRUCTION ADMINISTRATION

Designer shall review and take other appropriate actions on the submittals from the selected fabricator such as shop drawings, product data review and sample reviews but only for the limited purpose of checking for visual conformance with the intended design and the information shown in the shop drawings. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other contractors or construction safety precautions, all of which are the sole responsibility of the fabricator. Designer shall respond to any RFI's (request for information) submitted by the fabricator. Time for two (2), one (1) man trips are accounted for the Designer to be on site for the installation of key components to assure visual conformance to the intended design. All travel and project related expenses shall be invoiced as a reimbursable expense.

In the event the Designer is required to review key components during fabrication for visual conformance to the intended design in the fabricators shop additional services shall be required and billed at a fixed hourly rate or an agreed upon fixed fee.

The Phase VI fee outlined above is limited to the first phase of construction/implementation. In the event that the design package is divided up by phases and/or awarded to multiple fabricators additional services shall be required and billed at a fixed hourly rate or an agreed upon fixed fee.

At this time the above scope of work outlined in this proposal shall be considered complete.

SCOPE OF BASIC SERVICES

Using an 11" x 17" drawing format, the development of the design package(s) shall consist of black / white sketches, color sketches, computer generated color drawings, and /or referential imagery that shall illustrate the proposed design direction and ideas. Documents and other pertinent information shall be presented as an electronic PDF document for review by Client. The costs associated with any printing shall be invoiced as a reimbursable expense.

COMPENSATION / TERMS AND CONDITIONS

Phase I.....	\$ 4860.00
Phase II.....	\$ 3900.00
Phase III.....	\$ 765.00 (Services provided on an as needed basis)
<u>Phase IV.....</u>	<u>\$ 1995.00</u>
Total Design Fees.....	\$11520.00

BILLING STRUCTURE

Design services listed in this proposal shall begin promptly upon the return of one signed copy signifying your acceptance and serve as our agreement. Designer shall invoice monthly for a percentage of completion of listed stages plus reimbursable expenses. All invoices shall be payable upon receipt.

Additional Services are services not described in the Scope of Work above and shall only be provided if requested or confirmed in writing by the Client. At owner's request we can provide additional drawings, material and equipment detail, interior design and construction administration. When Additional Services are performed, they will be invoiced monthly with any additional reimbursable expenses.

- o Design Hourly Rate \$ 115.00 / HR
- o Audit/Site Visit/Drafting Hourly Rate \$ 75.00 / HR

**Hourly rates listed above are subject to change every fiscal year. New rates go into effect on January 15 and BDT will notify you of the rate change around that time via an official notice sent with your invoice/statement.*

DURATION OF SERVICE AND CANCELLATION

The duration of Designer's involvement shall be limited to six (6) months or an agreed upon timeline that shall be determined by the project schedule and the Client's requirements. Client may terminate this Agreement upon written notice. Upon receipt of such written notice of termination, Designer shall terminate its Services and Client shall pay Designer for any unpaid services and costs, including fees and costs for completed work for which Designer has not yet invoiced the Client.

TRADEMARKS AND COPYRIGHTS

Provided Client is not in default of its payment obligations of this Agreement, Client shall receive a perpetual, exclusive, and royalty-free ownership of any trademark and copyright resulting from Designer's performance of services for the Client.

REIMBURSABLE EXPENSES

The professional service fees listed above do not include Reimbursable Expenses, which are incurred during the course of the project on behalf of the Client. Reimbursable expenses shall consist of expenditures made in the interest of the project to include but not limited to, use of mileage, postage and overnight delivery charges. All reimbursable expenses incurred shall be billed at the completion of each project phase and payable upon receipt. Reimbursable expenses are estimated to be \$650.00 with cost not to exceed \$850.00.

- o 8.5x11 Prints (Each) \$1.25 / SHEET
- o 11x17 Prints (Each) \$ 2.50 / SHEET
- o Mileage \$ 0.58 / MILE

WORKING ARRANGEMENTS

Designer shall perform the Services at the Designer’s place of business. When it becomes necessary or appropriate for the Designer to perform services at Client's place of business, Client shall provide workspace, security arrangements and materials necessary in conjunction with the performance of the Services outlined above. Client shall have direct supervision over the assignment activities of the Designer, unless otherwise specified. Client shall designate specific persons to coordinate administrative and technical matters prior to the assignment.

ADA COMPLIANCE

Client acknowledges that the Designer will use reasonable effort and judgment to interpret applicable Americans with Disabilities Act (“ADA”) requirements / guidelines and other federal, state and local laws, rules, codes, ordinances and regulations as they apply to this project. The Designer, to the best of his ability, shall interpret and comply with ADA guidelines and/or requirements of federal, state and local laws, rules, codes, ordinances or regulations as they apply to this project.

DESIGNS

Concepts, layouts, and color applications that are created for the outlined scope of work but not approved by the Client shall remain the exclusive property of the Designer, who will be free to use such designs in any way desired. No use of same shall be made except upon agreed to compensation.

CONFIDENTIAL INFORMATION

Consultant will treat all information and work product relating to assignments as secret and confidential when so identified by Client.

Thank you for this opportunity.

Respectfully submitted,

Ray Berberich

EXECUTION OF AGREEMENT

This Agreement entered into as of the date indicated above, and incorporates the attached Terms and Conditions.

CLIENT

(SIGNATURE)

DESIGNER



(SIGNATURE)

OFFICE USE:

SERVICES	Design With Construction Observation
DISCIPLINES	Communications
PROJECT TYPE	Wayfinding Signage System
DELIVERY METHOD	Design-Bid-Build
MARKET	Community
CUSTOMER TYPE	Public Sector

TERMS AND CONDITIONS

BDTAID, Inc., hereinafter called "BDT", shall perform services defined in this Agreement for the Client, The City of Deadwood, under the following Terms and Conditions:

Time

BDT shall perform services under this Agreement as promptly as is consistent with sound professional practices. BDT shall, upon request of Client, submit a schedule for completion of services which may be adjusted as the project proceeds, and shall include allowances for review by Client and approval by governing authorities.

Client's Consultants

Services provided for site survey, subsurface investigation, or pre-engineered building design, if a part of the project, shall be by licensed professional consultants and bear their seals. BDT shall have no responsibility for the components of the project designed by the Client's consultants. Review by BDT of the consultants' work is solely for consistency with BDT's design concept. BDT shall be entitled to rely on the technical sufficiency and timely delivery of documents and services of Client's consultants, as well as the consultant's computations, and shall not be required to review consultant's work for compliance with applicable codes, laws or other regulations. The Client shall indemnify and hold harmless BDT from and against claims, damages, losses and expenses, including attorneys' fees, arising out of services of other consultants of the Client.

Environmental Issues

It is understood and agreed that the Agreement does not contemplate the handling of or design including asbestos or any hazardous waste material. The Client agrees to notify BDT of hazardous materials known or suspected to exist at the project site. The Client agrees to indemnify and hold harmless BDT for all claims arising from encountering of unanticipated asbestos or other hazardous waste material as defined by the E.P.A.

Construction Means, Methods and Safety

It is understood that BDT has no control or authority over the means, methods, and sequences of construction; and therefore has no ongoing responsibility whatsoever for construction safety beyond its own personnel.

Payment

Invoices for services and reimbursable expenses will be submitted monthly or at the completion of each phase of work and are due upon receipt.

Invoices will be considered past due when unpaid after 30 days and subject to a service charge of 1.5 percent per month on the outstanding balance. In the event any portion of account remains unpaid 90 days after billing, Client shall pay cost of collection. BDT

reserves the right to terminate performance of its services, without waiving any rights and without liability, for failure of Client to make payments in accordance with the provisions of this Agreement.

Termination

This Agreement may be terminated upon ten days written notice by either party should the other fail to perform in accordance with the terms of the Agreement or if the project is delayed, suspended or abandoned. In this event, the Client shall pay BDT, within 30 days of the date of termination, for all services performed and reimbursable expenses to date of termination.

Dispute Resolution

All claims, disputes, or other matters in question between the Client and BDT arising out of this Agreement shall be submitted to mediation unless the parties mutually agree otherwise.

In the event the Client or BDT makes a claim or brings an action against the other for any act arising out of the performance of the services in this Agreement, and the Claimant fails to prove such claim or action, then the Claimant shall pay all legal and other costs, including attorneys' fees, incurred by the Defendant of such claim or action.

Standard of Care

Services performed by BDT under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in this locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended in this Agreement, or any other instruments of service.

Risk Allocation

In recognition of the relative risks, rewards and benefits of the project to both the Client and BDT, the risks have been allocated such that the Client agrees that BDT's total liability to the Client for any and all injuries, claims, losses, expenses, damages, or claim expenses arising out of this Agreement, from any cause or causes, shall not exceed the total fee for services on this project or \$20,000.00, whichever is greater. Such causes include, but are not limited to, BDT's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

Ownership of Documents

Client acknowledges BDT's documents, including electronic media, as instruments of BDT's service, not products. BDT shall retain records of services for a period of ten years, during which period they will be available to the Client at all reasonable times.

These documents are and shall remain the property of BDT, and are for use solely with respect to this Project. Documents may not be used for any other endeavor without the written consent of BDT. Any unauthorized modification or reuse of documents is at Client's sole risk, and Client agrees to indemnify and hold BDT harmless from all claims arising out of the unauthorized modification or use of BDT's instruments of service.

Electronic Data Limitations

Electronic data produced as part of this Agreement are compatible only with the software and hardware used in their production at BDT. BDT makes no representation as to the compatibility of electronic data with software or hardware of others.

BDT reserves the right to remove all indication of its ownership, including professional seals, from each electronic medium not held in its possession.

Agreement

This Agreement represents the entire understanding between the parties concerning the project to which it refers and supersedes all prior negotiations concerning it.

This Agreement shall be governed by the applicable laws of the State of Ohio.

If any provision of this Agreement is found to be invalid, the remainder of this Agreement shall not be affected.

This Agreement may be amended only in writing, agreed to by both parties.

This Agreement shall be binding on the parties, their successors, assigns and representatives. Neither party shall assign, sublet or transfer their interest in this Agreement without the prior written consent of the other.

Acceptance

Authorization by the Client to proceed, whether oral or written, constitutes acceptance of the terms and conditions of this Agreement, without modification, addition or deletion. In the event Client's acknowledgment, invoice or other forms state terms additional to or different from those set forth herein, this shall be deemed a notification of objection to such additional and/or different terms and a rejection thereof. No waiver or modification of the terms and conditions set forth herein shall be binding upon Design Professional unless made in writing and signed by Design Professional's authorized representative. Agreement of Terms and Conditions, initialed by:

CLIENT

RB
BDTAID, Inc.

EXHIBIT H

Date: November 21, 2019

Case No. 190364
Address: 10 Van Buren Street

Staff Report

The applicant has submitted an application for Project Approval for work at 10 Van Buren Street, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Trevor Santochi
Owner: BAMMER, DENNIS
Constructed: 1896

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying the Project Approval:

General Factors:

1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to restore and repair rear stairway.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

It is staff's opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

[imagerepeater]

[Back to Agenda](#)

Motions available for commission action:**A: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:**

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:**B: First Motion:**

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

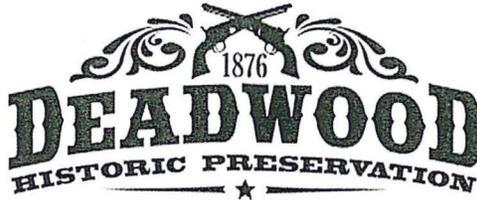
OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

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OFFICE OF
 PLANNING, ZONING AND
 HISTORIC PRESERVATION
 108 Sherman Street
 Telephone (605) 578-2082
 Fax (605) 578-2084



FOR OFFICE USE ONLY	
Case No.	190364
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	11/14/19
Date of Hearing	11/26/19

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:

City of Deadwood
 Deadwood Historic Preservation Office
 108 Sherman Street
 Deadwood, SD 57732

FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

PROPERTY INFORMATION
Property Address: <u>10 VAN BUREN STREET</u>
Historic Name of Property (if known): <u>SAME</u>

APPLICANT INFORMATION
Applicant is: <input checked="" type="checkbox"/> owner <input type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <input type="checkbox"/> other _____

Owner's Name: <u>TREVOR SANTOCHI</u>
Address: <u>10 VAN BUREN ST.</u>
City: <u>DEADWOOD</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>714-287-5760</u> Fax: _____
E-mail: <u>TSANTOCHI@AOL.COM</u>

Architect's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Contractor's Name: <u>Kacie Nickles</u>
Address: <u>210 Hillcrest st.</u>
City: <u>SPEARFISH</u> State: <u>SD</u> Zip: <u>57783</u>
Telephone: <u>710-298-3063</u> Fax: _____
E-mail: <u>Kacie.nickles@gmail.com</u>

Agent's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input type="checkbox"/> Windows	<input type="checkbox"/> Porch/Deck
<input checked="" type="checkbox"/> Other <u>REPAIR & RESTORATION</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration		<input type="checkbox"/> Replacement <input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
Note: Please provide detailed plans/drawings			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
	Material _____ Style/type _____ Dimensions _____		
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

Describe in detail, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. Information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

Failure to supply adequate documentation could result in delays in processing and denial of the request. Describe in detail below (add pages as necessary).

RESTORE AND REPAIR REAR STAIRWAY

SIGNATURES

I HEREBY CERTIFY I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a PUBLIC HEARING by the DEADWOOD HISTORIC PRESERVATION COMMISSION.

I understand this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review


SIGNATURE OF OWNER(S) DATE 11/14/19

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

The documentation listed below will assist in the submission of the application. *Not all information listed below is required for each project. In order to save time and effort, please consult with the Historic Preservation Office prior to completing your application.*

ALL WORK:

- Photograph of house and existing conditions from all relevant sides.

RENOVATIONS AND ADDITIONS:

- Elevation and plan drawings to scale indicating proposed alterations or additions, clearly indicating the existing building and what is proposed and including the relationship to adjacent structures. Make sure to include door and window design if altered. Manufacturer's catalog data may be used, if applicable.
- Exterior material description.
- Site plan showing dimensions of lot and location of existing building(s) or structure(s) on lot, location of additions, dimensions of existing structure and additions. (Show use of addition and location of windows and doors if applicable.)
- Photograph of existing conditions from all elevations.
- Color samples and placement on the structure.
- Historic photographs should accompany any request to return a structure to an earlier historic appearance. (Please note our archives may be of great assistance)

MATERIAL CHANGES:

- Written description of area involved.
- Color photographs or slides of areas involved and surrounding structures if applicable.
- Sample or photo of materials involved.

PAINTING, SIDING:

- Color photographs of all areas involved and surrounding structures if applicable.
- Samples of colors and/or materials to be used.
- Dimensioned elevation and section to scale, showing design of fence, material, and height in relationship to adjacent structures.

NEW CONSTRUCTION:

- Elevation drawings to scale showing all sides and dimensions. Elevation drawings to scale showing relationship to structures immediately adjacent.
- Photograph of proposed site and adjacent buildings on adjoining properties.
- Site plan including building footprint and location of off-street parking showing setbacks. Include number of spaces, surface material, screening and all other information required under Parking Areas.
- Material list including door and window styles, colors and texture samples.
- Scale model indicating significant detail. (This may be required for major construction. Please consult Historic Preservation Commission staff.)
- Color photographs of proposed site and structures within vicinity of new building.



[Back to Agenda](#)

EXHIBIT I

Date: November 21, 2019

Case No. 190365
Address: 14 Crescent Drive

Staff Report

The applicant has submitted an application for Project Approval for work at 14 Crescent Drive, a Non-contributing structure located in the Larges Float Historic Overlay Zone Planning Unit in the City of Deadwood.

Applicant: William L. Glover
Owner: GLOVER, WILLIAM L
Constructed: 1978

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying the Project Approval:

General Factors:

1. Historic significance of the resource:

The residence was constructed in 1978 and is a non-contributing building in the Deadwood National Landmark Historic District due to the structure's age.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace vinyl siding (hail damaged) with steel siding. Colors are smokey ash with and 8" reveal.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

It is staff's opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

[imagerepeater]

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Motions available for commission action:**A: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:**

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:**B: First Motion:**

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

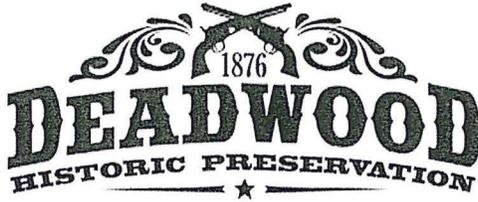
OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.

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 108 Sherman Street
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 Fax (605) 578-2084



FOR OFFICE USE ONLY	
Case No.	190365
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	11 / 18 / 19
Date of Hearing	11 26 / 19

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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City of Deadwood
 Deadwood Historic Preservation Office
 108 Sherman Street
 Deadwood, SD 57732

FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

PROPERTY INFORMATION
Property Address: <u>14 Crescent Dr Deadwood SD 57732</u>
Historic Name of Property (if known):

APPLICANT INFORMATION
Applicant is: <input checked="" type="checkbox"/> owner <input type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <input type="checkbox"/> other _____

Owner's Name: <u>William L Glover</u>
Address: <u>14 Crescent Dr</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605 578 2114 h</u> Fax: <u>605 578 1504</u>
E-mail: <u>bglover@spe.midea.net</u>

Architect's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Contractor's Name: <u>All American Siding</u>
Address: _____
City: <u>Black Hawk</u> State: <u>SD</u> Zip: _____
Telephone: <u>605 435 4207</u> Fax: _____
E-mail: <u>ben.steen@allamericansiding@gmail.com</u>

Agent's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
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<input type="checkbox"/> GARAGE	<input type="checkbox"/> New <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Material _____ Style/type _____ Dimensions _____
<input type="checkbox"/> WINDOWS <input type="checkbox"/> STORM WINDOWS <input type="checkbox"/> DOORS <input type="checkbox"/> STORM DOORS	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Material _____ Style/type _____
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Note: Please provide detailed plans/drawings
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colors are smokey Ash / 8" raveill

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[Back to Agenda](#)